

**Shakopee Public Utilities Commission
Windermere Booster Station and Pump House Project
Conditional Use Permit Application, August 16, 2018**

Application Narrative

The Shakopee Public Utilities (SPU) is requesting approval for construction of a fully developed multi-structure site consisting of a Booster Station and Pump House and Water Treatment Facility to serve water users in the First High Elevation Service (1-HES) Zone and Second High Elevation Service (2-HES) Zone. The site is located at the southeast corner of the Windermere Way subdivision plat. The current property address is 1705 Windermere Way, Shakopee, MN and PID 27-463-072-0. The legal description is Outlot B Windermere Way, The Shakopee Public Utilities will obtain the adjacent Outlot D in the plat of Windermere South at a future date. The two properties will be combined into one with a Minor Subdivision –Lot Combination application after SPU obtains ownership of Outlot D. The facility permit application requires a conditional use permit (CUP) for multiple municipal utility structures. An over height determination of the structure needs to be calculated by City staff to determine if a variance for that condition is necessary.

CUP Findings Evaluation

1. The proposed use for the SPU Booster Station, Pump House, Well and Water Treatment facility if ever needed on the site will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
2. The establishment of the conditional use of the SPU facilities will not impede, but rather will be necessary for, the normal and orderly development and improvement of the surrounding vacant property and property in the 1-HES and 2-HES Districts for uses allowed in the area.
3. Adequate utilities, access roads, drainage and other facilities have been or will be provided.
4. The use is consistent with the purposes for the land use zone and is necessary for the SPU to provide adequate water service and fire protection to existing and future development in the 1-HES District and future development in the 2-HES District.
5. The use is in conformance with the City of Shakopee Comprehensive Plan and the Shakopee Public Utilities Comprehensive Water Plan.
6. Site and facility planning and design development is being closely coordinated with City Staff, Windermere Developer DR Horton and the neighboring Benedictine Living Community development.

Site Development Schedule

The Booster Station and Pump House are scheduled for fall (2018), winter and summer (2019) construction seasons. The Water Treatment Facility will be phased in as needed if the aquifer's water quality warrants treatment.

Background

Construction of a Booster Station will provide water service for the phases of the Windermere Development currently planned for construction in the 2-HES (High Elevation Service) Zone. There is no water service for 2-HES Zone in this part of Shakopee. DR Horton is currently constructing homes in the 1-HES Zone and has obtained City approvals for continuing development of lots in the 2-HES Zone.

CUP for Multiple Utility Structures on a Lot

The facilities proposed for the Windermere site are typical of Booster Station and Pump Houses buildings that the SPU operates through-out the City. For the Windermere site the Utility worked with City Staff and the Benedictine development on a "Modern Agrarian" architectural theme and building façade materials that were the design theme for the architecture of the Benedictine facility. The operational purpose of the facilities at the Windermere site is to provide a safe and adequate water supply to the residents and businesses in the 1-HES and 2-HES Districts.

For security reasons exterior structure lighting will be used. The wall mounted and possibly pole mounted "down light" fixtures to be utilized will minimize the light distribution scatter into the neighborhood. The fixtures will be similar to the lighting at the Wood Duck Trail water tank.

The property is a freshly graded, development lot. That has been seeded and mulched. There are no trees to be replaced however a landscape plan will be designed to provide screening where deemed necessary and be aesthetically pleasing to the neighboring residents. Landscape beds and turf adjacent to the structure will be sodded with irrigation and the remainder will be planted with a low maintenance fescue with no irrigation. The entire turf area will be scheduled for mowing.

The proposed site land use was included in the stormwater management plan prepared for the Windermere Development plats. The ponds and infiltration basins per City requirements were designed by Westwood engineers.

Variance

No variances are anticipated. The building height calculation by City Staff may trigger a "building height variance".